



CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	September 19, 2018
AGENDA ITEM:	Introduction and Discussion Regarding a Text Amendment to <i>Chapter 13.07 Land Uses in Residential Districts; Chapter 13.08 Land Uses in Commercial, Office, Industrial, Mixed Use, and Research/Development Districts; Chapter 13.11 Special Use Standards; and Chapter 13.36 Definitions</i>
PUBLIC HEARING REQUIRED:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Public comment will be accepted as a courtesy).
ORDINANCE REQUIRED:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
RESOLUTION REQUIRED:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
AUTHOR:	Angela Price, Senior Planner
PRESENTER:	Mark McGrath, Community Development Director
SUMMARY:	An introduction and discussion on the attached proposed amendments to <i>Chapter 13.07 Land Uses in Residential Districts; 13.08 Land Uses in the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts; 13.11 Special Use Standards; and 13.36 Definitions</i> of the Taylorsville Municipal Code based on the Planning Commission recommendations from the August 14, 2018 and August 28, 2018 and further analysis by staff.
BACKGROUND:	<p>Staff has embarked on the lengthy and detailed process of reviewing and amending the Land Use Tables in the Taylorsville Municipal Code. The Land Use Tables are one of the most important components of Title 13 as they dictate what uses are allowed in specific zoning designations. While there have been minor amendments over the past several years this is the first comprehensive overhaul of the tables since the Code was adopted in 2012. The proposed amendments were built on the following foundational components:</p> <ul style="list-style-type: none">• Ensuring compliance with State statute.• Combining similar uses.• Simplifying review processes where applicable from Conditional Uses to Permitted Uses, and Non-Administrative (Planning Commission review) to Administrative (staff review).• Removing uses from the residential table that are not allowed in a residential zone.• Inclusion of processes where that information was lacking.• Ensuring the Code, specifically definitions match the proposed changes in the Land Use Table. <p>The proposed amendments were heard by the Planning Commission on two separate occasions, 8/14/18 and 8/28/18. Both meetings ended in a positive recommendation (4:0, and 6:0) from the Commission. Additionally, after both meetings staff revised the amendments to include feedback from the Planning Commission. The intent of this discussion is to present the amendments to the Council for feedback which will be incorporated into subsequent ordinance adoption in October.</p> <p>There was no public comment received on this project during the comment period or at the public hearings.</p> <p>As you review the Chapters relative to the zoning designations please note that a copy of the Taylorsville Zoning Map is located on the Taylorsville Website at:</p>

	http://www.taylorsvilleut.gov/downloads/bus_dev/zoning_july_11_2012.pdf
STAFF RECOMMENDATION:	This proposed amendment will be discussed at the 9/19/18 meeting with an ordinance adoption at a subsequent meeting.
PLANNING COMMISSION RECOMMENDATION:	<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Other <input type="checkbox"/> N/A
PLANNING COMMISSION VOTE:	8/14/18 positive recommendation 4:0; 8/28/18 positive recommendation 6:0.
SUMMARY OF PUBLIC COMMENTS:	N/A
ATTORNEY'S OFFICE APPROVED AS TO FORM:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ATTACHMENTS:	See exhibits

12Z18 EXHIBIT A

Chapter 13.07

LAND USES IN RESIDENTIAL DISTRICTS

SECTION:

13.07.010: PURPOSE AND APPLICABILITY:

13.07.020: PERMITTED LAND USE MATRIX BY THE RESIDENTIAL DISTRICTS:

13.07.010: PURPOSE AND APPLICABILITY:

A. Purpose: The residential districts are designed to create neighborhoods ranging in density from low to moderately high. The differences in these densities and regulations are intended to support the varying lifestyles of the city's residents. The zoning districts provide for a range of residential habitation including rural agricultural, single-family, multi-family, manufactured home, and combinations thereof. It also provides for home occupations, schools, parks, and public services necessary for neighborhood living.

B. Applicability: Residential zoning districts fall under four (4) categories:

1. Single-family residential (SFR):

R-1-5
R-1-6
R-1-7
R-1-8
R-1-10
R-1-15
R-1-20
R-1-30
R-1-40

2. Two-family residential (TFR):

R-2-8
R-2-10

3. Manufactured home (MH):

MH

4. Multi-family residential (MFR):

RM-6
RM-8
RM-10

RM-12
RM-S

- C. Applicability Of Other Code Chapters: Uses permitted under this chapter shall conform to the development standards provided elsewhere in this code and to the application procedures for development as applicable. For each zoning district or land use type additional regulations may apply as defined in this code. Uses shall also conform to any overlay district requirements that are applicable. Uses permitted as a conditional use shall also comply with the requirements for conditional use permits as required in this Title. (Ord. 12-15, 7-11-2012)

13.07.020: PERMITTED LAND USE MATRIX BY THE RESIDENTIAL DISTRICTS:

- A. ~~Matrix Explanation:~~ The ~~matrix table~~ below identifies permitting types lists all uses permitted within the residential districts:

P	= Permitted
AC	= Administrative conditional
NC	= Nonadministrative conditional
S-	= Special use permit-
N	= Not permitted
PLC	<u>=Permitted with Local Consent</u>

For those letters which are followed by a slash "/", the second letter shall indicate those location restrictions for uses located within two hundred fifty feet (250') of a residential district (unless bisected by a principal arterial road as determined by the city engineer or as identified in the transportation element of the city general plan).

For those land uses marked with a superscript number (i.e., AC¹), refer to the notes following the table for explanation. (Ord. 17-04, 2-1-2017)

For those land uses marked with a – the use will be determined by the applicable section of this Code.

- B. The land uses outlined in this Title are intended to categorize uses and are not intended to be exhaustive or mutually exclusive descriptions of all possible land uses.

- C. Any land use type not listed or included in the Table of Uses is prohibited unless the Director determines that the use is of the same character and intensity as another permitted or conditional use so listed. The Director may allow the establishment of the said use subject to a determination of the following criteria:

1. The establishment of the use will be in accordance with the purposes of the district in which that use is proposed.
2. The use will be an appropriate addition to the zone because it has the same basic characteristics as the other uses permitted in the district.

5. The use will not create more traffic, odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectionable influence than the amount normally created by any of the uses listed as uses in that district.

D. Where a use not listed is found by the Director to not to be similar to any other permitted or conditional use, the use shall be permitted only following a text amendment to this Ordinance.

B-E. Table Of Uses:

Table of Uses Explanation: The matrix below classifies land uses, zoning districts and permitting types within residential districts:

[illegible]

[illegible]

[illegible]

[illegible]

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-6	R-1-5	R-2-10	R-2-8	RM	MH	PUD
Commercial retail sales and services—	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial uses of a complementary nature which are shown to be compatible and necessary for the development project	N	N	N	N	N	N	N	N	N	N	N	N	AC
Comprehensive mental health treatment—	N	N	N	N	N	N	N	N	N	N	N	N	N
Congregate care facility	N	N	N	N	N	N	N	N	N	N	NAC	N	N
Correctional facility—	N	N	N	N	N	N	N	N	N	N	N	N	N
Crematory, embalming facility—	N	N	N	N	N	N	N	N	N	N	N	N	N
Dance hall—	N	N	N	N	N	N	N	N	N	N	N	N	N
Daycare, adult	N	N	N	N	N	N	N	N	N	N	N	N	N
Daycare, elderly	N	N	N	N	N	N	N	N	N	N	N	N	N
Daycare, group—	AC ^{1,2}	AC ^{1,2}	AC ^{1,2}	N	N	N	N	N	N	N	N	N	N
Dwelling, duplex	N	N	N	N	N	N	N	N	P	P	P	N	AC
Dwelling, multiple-unit	N	N	N	N	N	N	N	N	N	N	AC	N	AC

[illegible]

[illegible]

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-6	R-1-5	R-2-10	R-2-8	RM	MH	PUD
Nursing home, convalescent home, and rest home (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	N	N	N	N	N	N	N	N	N	N	N	N
Open-air theaters and meeting places	N	N	N	N	N	N	N	N	N	N	N	N	N
Park-and-ride facilities	AC²	AC²	AC²	AC²	AC²	AC²	AC²	AC²	AC²	AC²	AC²	AC²	AC²
Parking, structure/terrace	N	N	N	N	N	N	N	N	N	N	AC	N	AC
Parking, underground	N	N	N	N	N	N	N	N	N	N	AC	N	AC
Parks, public and private	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
Pawnshop	N	N	N	N	N	N	N	N	N	N	N	N	N
Permanent makeup	N	N	N	N	N	N	N	N	N	N	N	N	N
Planned unit development (residential)	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P
Plant nursery	N	N	N	N	N	N	N	N	N	N	N	N	N
Prison	N	N	N	N	N	N	N	N	N	N	N	N	N
Professional office	N	N	N	N	N	N	N	N	N	N	N	N	N
Protective housing facility	N	N	N	N	N	N	N	N	NC	NC	NC	N	N
Public service	AC ^{\$2} ₋	AC ^{\$2} ₋	AC ^{\$2} ₋	AC ^{\$2} ₋	AC ^{\$2} ₋	AC ^{\$2} ₋	AC ^{\$2} ₋	AC ^{\$2} ₋	AC ^{\$2} ₋	AC ^{\$2} ₋	AC ^{\$2} ₋	AC ^{\$2} ₋	AC^{\$2}₋

[illegible]

[illegible]

[illegible]

[illegible]

Notes:

1. Must be in a recorded residential subdivision of five (5) units or more.

~~1. A daycare shall be subject to the following conditions:~~

- ~~a. Must be compatible with existing and proposed land uses in the vicinity;~~
- ~~b. Receive recommendation of the Utah state department of social services;~~
- ~~c. Provide required parking spaces on the site and an adequate pick-up and delivery area;~~
- ~~d. New construction must be compatible in design and scale of building with existing development in the area; and~~
- ~~e. Site must have frontage on a street with an existing right of way of 80 feet or greater.~~

~~2. Permitted as a special use only within detached single family developments.~~

~~3. Permitted as a special use only within detached single family developments with a minimum lot size of 20,000 square feet or larger.~~

~~4. Review as an administrative conditional use by the director.~~

~~5. 2. Public service uses with maintenance facilities shall not be allowed in residential districts.~~

~~6. 3. May require technical necessity exception from the planning commission review and approval. See wireless telecommunication facilities section of this code.~~

~~7. Park and ride facilities shall be developed according to commercial standards relating to landscaping, screening, at boundaries of residential districts, parking standards, and signs. All site plans shall be reviewed by the planning commission. Minimum building setbacks shall be as follows:~~

- ~~Front—39 feet from back of curb from all property lines adjacent to public rights of way; 25 feet as measured from the front of the property line or edge of right of way~~
- ~~Side—10 feet from all side property lines;~~
- ~~Rear—20 feet from all property lines.~~
- ~~Adjacent to residential developments—30 feet from all residential property lines.~~

~~8. May be allowed as a home occupation subject to the home occupation standards and qualifications. A nonadministrative conditional use permit would be required if a commercial school, low impact complies with the regulations established for such use.~~

4. Permitted in Historic Resources Overlay Zone.

Chapter 13.08
LAND USES IN THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND
RESEARCH AND DEVELOPMENT DISTRICTS

13.08.010: PURPOSE AND APPLICABILITY:

13.08.020: PERMITTED LAND USE MATRIX BY THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS:

13.08.010: PURPOSE AND APPLICABILITY:

- A. Purpose: The commercial districts land use standards are intended to:
1. Allow a mixture of complementary land uses that may include retail, offices, commercial services, civic uses, and housing to create economic and social vitality, and to encourage the linking of trips; and
 2. Develop commercial areas that encourage walking as an alternative to driving and provide employment and housing options.
- B. Applicability: Uses permitted under this chapter shall conform to the development standards provided elsewhere in this development code, and to the application procedures for development as applicable. For each zoning district or land use type additional regulations may apply as defined in this code. Uses shall also conform to any overlay district requirements that are applicable. Uses permitted as a conditional use shall also comply with the requirements for administrative conditional use permits and nonadministrative conditional use permits as required in this Title. (Ord. 14-01, 1-22-2014)

13.08.020: PERMITTED LAND USE MATRIX BY THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS:

- A. ~~Matrix Explanation:~~ The ~~matrix table~~ below identifies permitting types ~~lists all uses permitted~~ within the commercial, office, industrial, mixed use, transit corridor, and research and development districts:

P	= Permitted
AC	= Administrative conditional
NC	= Nonadministrative conditional
S	= Special use permit
N	= Not permitted
<u>PLC</u>	<u>= Permitted with Local Consent</u>

For those letters which are followed by a slash "/", the second letter shall indicate those location restrictions for uses located within two hundred fifty feet (250') of a residential district (unless bisected by a principal arterial road as determined by the city engineer or as identified in the transportation element of the city general plan).

For those land uses marked with a superscript number (i.e., AC¹), refer to the notes following the table for explanation. (Ord. 17-04, 2-1-2017)

B. The land uses outlined in this Title are intended to categorize uses and are not intended to be exhaustive or mutually exclusive descriptions of all possible land uses.

C. Any land use type not listed or included in the Table of Uses is prohibited unless the Director determines that the use is of the same character and intensity as another permitted or conditional use so listed. The Director may allow the establishment of the said use subject to a determination of the following criteria:

1. The establishment of the use will be in accordance with the purposes of the district in which that use is proposed.

2. The use will be an appropriate addition to the zone because it has the same basic characteristics as the other uses permitted in the district.

3. The use will not be detrimental to the public health, safety, or welfare.

4. The use shall not adversely affect the character of that district in which it is proposed to be established.

5. The use will not create more traffic, odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectionable influence than the amount normally created by any of the uses listed as uses in that district.

D. Where a use not listed is found by the Director to not to be similar to any other permitted or conditional use, the use shall be permitted only following a text amendment to this Ordinance.

~~B-E.~~ Table Of Uses: The matrix below classifies land uses, zoning districts and permitting types within the commercial, office, industrial, mixed use, transit corridor, and research and development districts:

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research And Development
Accessory apartments	N	AC N	N	N	N	N	N	AC	AC	N
Accessory structure (unless otherwise specified)	N	N	N	N	N	N	N	AC N	AC N	N NC
Agriculture	N	N	N	N	N	N	N	AC	AC	N
Alcoholic beverage:										
<u>Bar Establishment License</u>	<u>NC/N⁷</u>	<u>NC/N⁷</u>	<u>NC/N⁷</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Dining clubs</u>	<u>AC/NC²</u>	<u>AC²</u>	<u>AC/NC²</u>	<u>N</u>	<u>N</u>	<u>AC/NC²</u>	<u>AC²</u>	<u>AC²</u>	<u>NC²</u>	<u>N</u>
<u>Equity clubs</u>	<u>AC/NC²</u>	<u>AC²</u>	<u>AC/NC²</u>	<u>N</u>	<u>N</u>	<u>AC/NC²</u>	<u>AC²</u>	<u>AC/N²</u>	<u>NC²</u>	<u>N</u>
<u>Fraternal clubs</u>	<u>AC/NC²</u>	<u>N</u>	<u>AC/NC²</u>	<u>N</u>	<u>N</u>	<u>AC/NC²</u>	<u>AC²</u>	<u>AC/N²</u>	<u>NC²</u>	<u>N</u>
<u>Hotel Alcohol License</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>N</u>	<u>N</u>	<u>PLC⁷</u>	<u>N</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>
<u>Off Premise Beer Retailer License</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC</u>	<u>PLC</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC</u>
<u>On Premises Banquet and Catering License</u>	<u>P/AC²</u> <u>PLC⁷</u>	<u>P/AC²</u> <u>PLC⁷</u>	<u>P/AC²</u> <u>PLC⁷</u>	<u>N-PLC⁷</u>	<u>N-PLC⁷</u>	<u>N-PLC⁷</u>	<u>N-PLC⁷</u>	<u>AC²-PLC₁</u>	<u>NC²-PLC₁</u>	<u>N-PLC⁷</u>
<u>On Premises Beer Retailer/Tavern License</u>	<u>AC/NC²</u> <u>NC/N⁷</u>	<u>N</u> <u>NC/N⁷</u>	<u>AC/NC²</u> <u>NC/N⁷</u>	N	N	<u>AC/NC²</u> <u>NC/N⁷</u>	<u>AC²</u> <u>NC/N⁷</u>	<u>N</u> <u>NC⁷</u>	<u>N</u> <u>NC⁷</u>	N
<u>Package Agency License</u>	P/AC ⁷	AC/NC ⁷	P/AC ⁷	N	N	P/AC ⁷	P/AC ⁷	N	N	N
<u>Reception Center License</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>
<u>Restaurant – Beer Only</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>
Restaurant - full service	P/AC ⁷	P/AC ⁷	P/AC ⁷	AC/NC ⁷	AC/NC ⁷	P/AC ⁷	P/AC ⁷	AC ⁷	AC ⁷	AC ⁷
Restaurant - limited service	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>AC/NC²</u> <u>PLC⁷</u>	<u>AC/NC²</u> <u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>AC²</u> <u>PLC⁷</u>
<u>Social clubs</u>	<u>AC/NC²</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>AC/NC²</u>	<u>AC²</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Single Event Permit</u>	<u>PLC</u>	<u>PLC</u>	<u>PLC</u>	<u>PLC</u>	<u>PLC</u>	<u>PLC</u>	<u>PLC</u>	<u>PLC</u>	<u>PLC</u>	<u>PLC</u>
<u>Special Use Permit</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>	<u>PLC⁷</u>
<u>Special event beer license</u> <u>Temporary Beer Event Permit</u>	<u>S PLC</u>	<u>S PLC</u>	<u>S PLC</u>	<u>S PLC</u>	<u>S PLC</u>	<u>S PLC</u>	<u>S PLC</u>	<u>S PLC</u>	<u>S PLC</u>	<u>S PLC</u>
State liquor store	P ⁷	P ⁷	P ⁷	N	N	N	P ⁷	N	N	N

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research And Development
All terrain vehicles (ATV) sales and service	P	N	N	N	N	N	P	N	N	NC
Alzheimer's facility	N	AC	N	AC	N	N	N	AC/NC	N	N
Ambulatory surgical facility	N	N	N	N	N	AC	N	N	N	AC
Ancillary commercial	P	P	P	P	P	P	P	AC P	AC P	AC P
Animal hospital, veterinary office	P	P	P	P	P	AC P	P	AC	N AC	AC P
Animal kennel, commercial	AC/NC	AC/NC	AC/NC	N	N	N	P	N	N	N
Animals (farm)	N	N	N	N	N	N	N	N	N	N
Animals (household pets)	N	P	N	N	N	N	N	P	P	N
Aquarium	P	P	P	P N	N	N	P	N NC	AC NC	N
Arcade	P P/AC	AC P/AC	AC P/AC	N	N	N	AC	N NC	N NC	N
Art gallery	P	P	P	P	P	P	P	P	P	P
Athletic, tennis, health club	P	P	P	P	AC P	AC P	P	AC P	N P	AC P
Assisted living facility - large capacity (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	N	N	AC	N AC	N	N	AC	AC	N
Assisted living facility - limited capacity (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	N	N	N P	N P	N	N	AC P	AC P	N
Auto, light trucks, RV, all-terrain vehicle dealerships (new) - sales and service agencies	AC	NC	N NC	N	N	N	AC	N	N	N
Auto, light trucks, RV, all-terrain vehicle dealerships	AC NC	NC	N	N	N	N	AC	N	N	N

(used) - sales and service agencies										
Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research And Development
Auto, truck, RV, equipment storage	N	N	N	N	N	N	AC	N	N	N
Automobile rental facility	AC	AC	AC	AC AC/NC	N AC/NC	N	AC	N	N	N
Automotive self-service station	P/AC	P/AC	P/AC	P/AC	P/AC	N	P	N	N	N
Automotive service and repair, major	N	NC	AC	N	N	N	AC	N	N	N
Automotive service and repair, minor	N	AC	AC	AC/NC	N AC/NC	N	AC	N	N	NC
Automotive service station	N NC	AC/NC	AC/NC	AC/NC	N AC/NC	N	AC/NC	N	N	N
Automotive service station, nonmechanical	N NC	AC	AC	AC/NC	N AC/NC	N	AC	N	N	N
Bed and breakfast facility	N	NC N	N	NC ¹³	NC ¹³	P N	N	NC	NC	N
Birthing center	N	N	N	N	N	N	N	N	N	N
Boarding house	N	N	N	N	N	N	N	N	N	N
Botanical gardens	P	P	P	P	AC P	P	P	P	N P	P
Building lots that do not have frontage on a public street	P	AC	P	P	P	P	P	AC	N	P
Business or financial services	P	P	P	P	P	P	P	P	P	P
Car wash	N AC/NC	AC/NC	AC/NC	AC/NC	N AC/NC	N	P	N	N	N
Cemetery, columbarium, mausoleum	N	N	N	N	N	N	P N	N	N	N
Commercial, heavy	NC N	N	N	N	N	N	P	N	N	N
Commercial, parking garage	P AC P	P AC P	AC N P/AC	N NC	N NC	N P	P	P	P	P
Commercial repair services	P	P	P	P	N P	N	P	NC	N	NC P
Commercial retail sales and services	P	P	P	P	AC P	N	P	P	P	P

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research And Development
Community correctional facility	N	N	N	N	N	N	N	N	N	N
Comprehensive mental health treatment	N	NC	N	N	AC	N	N	N	N	N
Conference, <u>Exposition</u> , and convention facilities	<u>AC NC</u>	<u>N NC</u>	<u>N NC</u>	N	N	<u>AC NC</u>	<u>P NC</u>	<u>AC NC</u>	NC	<u>AC NC</u>
Congregate care facility	N	N	N	N	N	N	N	AC	N AC	N
Correctional facility	N	N	N	N	N	N	N	N	N	N
Cosmetic services	P	P	P	P	<u>AC P</u>	P	P	P	P	P
Crematory, embalming facility	N	N NC	N	N	N	N	NC	N	N	N
Dance hall	<u>AC/NC</u> <u>NC/N</u>	NC/N	NC/N	N	N	N	N	NC	N	N
<u>Daycare, adult</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>AC</u>	<u>AC</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Daycare, elderly</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>AC</u>	<u>AC</u>	<u>P</u>	<u>P</u>	<u>P</u>
Daycare, group	P/AC	P/AC	P/AC	P/AC	P/AC	AC	P	P	P	P
Drive-up window (nonfood), banks, ATMs, dry cleaners, pharmacy, etc.	P	<u>AC P</u>	P	<u>P AC</u>	<u>N AC</u>	AC	P	<u>AC N</u>	N	AC
Dwelling, duplex	N	N	N	N	N	N	N	N	N	N
Dwelling, earth sheltered	N	N	N	N	N	N	N	N	N	N
Dwelling, multiple-unit	N	N	N	N	N	N	N	<u>P AC¹¹</u>	<u>P AC¹¹</u>	N
Dwelling, planned group	N	N	N	N	N	N	N	N	N	N
Dwelling, single-family	N	N	N	N	N	N	N	AC	N	N
Earth station	NC ^{10/12}	S NC^{10/12}	S NC^{10/12}	S N	N	S NC^{10/12}	S NC^{10/12}	N	N	S NC^{40/12}
Educational facility with housing	N	N	N	N	N	AC	N	AC	AC	AC
End stage renal disease facility	N	AC	AC	N	N	AC	N	AC	AC	AC
Equestrian facilities	N	N	N	N	N	N	AC	N	N	N
Equipment sales and services	P	P	P	<u>P AC</u>	AC	N	P	N	N	NC ¹
Exposition/convention center	AC/NC	N	N	N	AC	AC	P	NC	NC	AC
Extended living areas	N	N	N	N	N	N	N	P ¹²	N	N

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research And Development
<u>Flea Market</u>	<u>N</u>	<u>NC</u>	<u>NC</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>AC</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Food Trucks</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Fraternity or sorority house	N	N	N	N	N	N	N	N	N	N
Garage sales (residential)	N	N	N	N	N	N	N	S-P ¹²	N	N
General acute hospital (emergency medical center)	NC	NC	NC	N	N	NC	N	NC	N	N
Glazing contractor	N	NC ^{1,10}	N	N	N	N	AC	N	N	N
Half pipe ramps	N	N	N	N	N	N	N	N	N	N
<u>Healthcare Facility</u>	<u>N</u>	<u>P</u>	<u>AC</u>	<u>AC</u>	<u>AC</u>	<u>P</u>	<u>P</u>	<u>AC</u>	<u>AC</u>	<u>P</u>
Home health agency	P	P	P	P	P	P	P	P	N	P
Home occupation	N	N	N	N	N	N	N	AC	AC	N
Homeless shelter	N	N	N	N	N	N	N	N	N	N
Hospice	N	N	N	N	N	N	N	N	N	N
Hospital	N	N-NC	N-NC	N	N	N-NC	N	N	N	N
Hotel	P/AC	AC	AC/NC	N	N	AC	N	AC	AC	AC
Industry, heavy	N	N	N	N	N	N	N	N	N	N
Industry, light	N	N	N	N	N	N	P	N	N	AC ¹
Industry, medium	N	N	N	N	N	N	P	N	N	N
Jail	N	N	N	N	N	N	N	N	N	N
Juvenile detention <u>or</u> security facility	N	N	N	N	N	N	N	N	N	N
Juvenile security facility	N	N	N	N	N	N	N	N	N	N
Library	P	P	P	P	P	P	N	P	P	P
Manufactured homes	N	N	N	N	N	N	N	N	N	N
Massage therapy (soft tissue and physical therapy)	P	P	P	P-AC	AC	P	P	P	P	P
Medical and healthcare offices	P	P	P	P	P	P	P	P	P	P
Mixed use development (residential with office and/or commercial uses)	AC	AC	NC	NC	NC	N	N	P	AC	NC
<u>Mixed Use Structure</u>	<u>NC</u> ¹⁴	<u>NC</u> ¹⁴	<u>NC</u> ¹⁴	<u>NC</u> ¹⁴	<u>NC</u> ¹⁴	<u>N</u>	<u>N</u>	<u>P</u> ¹⁴	<u>P</u> ¹⁴	<u>N</u>

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research And Development
Mobile home park	N	N	N	N	N	N	N	N	N	N
Mobile homes	N	N	N	N	N	N	N	N	N	N
Model home	N	N	N	N	N	N	N	S	N	N
Mortuary, funeral home	N	P	P	N <u>P</u>	P	N <u>AC</u>	N	AC	N <u>AC</u>	N
Motel	P/AC	AC	AC	N	N	N	N	N	N	AC
Nondepository institutions	NC	NC	NC	N	N	N	NC	N	N	N
Nursing care facility	N	N	N	N	N	N	N	AC	N	N
Nursing home, convalescent home, and rest home (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	N	N	N	N	N <u>NC</u>	N	AC	N	N
Office call center	N	AC	NC	NC	NC	P	P	NC <u>P</u>	NC <u>P</u>	P
Office professional	P	P	P	P	P	P	P	P	P	P
Office research facility	N	N	N	N	N	NC ⁹	P	N	N	P
Park and ride facilities	P/AC <u>N</u>	AC	AC	AC	P/AC <u>AC</u>	AC	AC	AC/N <u>NC</u>	AC	AC
Parking, structure/terrace	AC <u>P</u>	P/AC	AC/NC	AC/NC	N <u>AC/NC</u>	AC <u>P</u>	P	AC <u>P</u>	AC <u>P</u>	AC <u>P</u>
Parking, underground	AC <u>P</u>	AC <u>P</u>	AC <u>P</u>	AC <u>P</u>	N <u>P</u>	AC <u>P</u>	P	P	AC <u>P</u>	P
Parks, public and private	P	P	P	P	AC <u>P</u>	P	P	P	P	AC <u>P</u>
Pawnshop	N	N	N	N	N	N	AC	N	N	N
Permanent makeup	P	P	P	P	P	N	N	P	N	N
Planned unit development (residential)	N	N	N	N	N	N	N	AC ³	NC	N
Plant nursery	P/AC	P/AC	P/AC	P/AC	P/AC	N	P	N	N	N
Prison	N	N	N	N	N	N	N	N	N	N
Protective housing facility	N	N	N	N	N	N	N	N	N	N
Public service	P	P	P	P	P	P	P	P	P	P
Public utility station	P <u>N</u>	NC	AC <u>NC</u>	NC	NC	AC <u>NC</u>	P <u>NC</u>	NC	N	AC <u>NC</u>
Reception center	P <u>N</u>	P/AC <u>NC</u>	P/AC <u>NC</u>	NC	NC	NC	N	AC <u>NC</u>	AC <u>NC</u>	N
Recreation center	P	P/AC	P/AC	P/AC	P/AC	N	AC	AC	NC	N

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research And Development
Recreation, indoor	P	P	P	P	P	N	AC	AC	NC	NC
Recreation, outdoor	A/AC N	N	N	N AC/NC	P/AC AC/ NC	N	AC	AC	N	N
Recreational vehicle park	N	N	N	N	N	N	N	N	N	N
Recycling (commercial)	N	N	N	N	N	N	AC/NC	N	N	N
Recycling materials collection/drop off facility	AC	AC	AC	AC NC	AC NC	AC	AC	NC N	NC N	AC
Rehabilitation/treatment facility	AC N	N NC	N NC	N	N	N	N NC	N	N	N
Reiki	P NC	P NC	NC	NC	NC	NC	N	N NC	NC	N
Religious or cultural activity	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
Research and development facility	N	N	N	N	N	AC NC	AC	N	N	P
Residential facility for elderly persons (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	AC/NC	AC/NC	AC/NC	AC/NC	AC/NC	N	AC/NC	AC/NC	N
Residential facility for persons with a disability (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/ maximum square footage)	N	AC/NC	AC/NC	AC/NC	AC/NC	AC/NC	N	AC/NC	AC/NC	N
Residential healthcare facility, residential care facility	NC	NC	NC	NC	NC	N	N	NC	N	N
Residential lease, short term	N	N	N	N	N	N	N	N	N	N
Restaurant, drive-up window	AC/N ²	AC/N ²	AC/N ²	AC/N ²	N AC/N ²	N	P/N² P	N	N	N NC
Restaurant, sit down	P	P	P	P	AC P	P	P	P	P	P

[illegible]

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research And Development
Transitional housing facility (must comply with development standards for that zone, i.e., setback, height, bulk, minimum/maximum square footage)	N	AC	N	N	N	N	N	AC	AC	N
Twin home	N	AC N	N	N	N	N	N	P	N	N
Warehouse	N	N	N	N	N	N	P	N	N	NC ¹
Wind conversion	S NC ¹²	S P ^{6/12}	S P ^{6/12}	S P ^{6/12}	S P ^{6/12}	S P ^{6/12}	S P ^{6/12}	S P ^{6/12}	S P ^{6/12}	S P ^{6/12}
Wireless telecommunications facility	S P ^{6/12}	S P ^{6/12}	S P ^{6/12}	S P ^{6/12}	S P ^{6/12}	S P ^{6/12}	S P ^{6/12}	S P ^{6/12}	S P ^{6/12}	S P ^{6/12}
Zero lot line development	N	NC	N	N	N	N	N	P	AC	N
Zoological gardens	P/N	P/N	N	N	N	N	P/N	P/N	N	N

Notes:

1. The use is not permitted if any part of the proposed/existing building containing the use is within 100 feet of a dwelling or probable location of a dwelling on existing residentially zoned property.
2. The use is not permitted if any part of the proposed/existing building containing the use is within 500 feet of an agricultural or residential use or residential zoning boundary.
3. Planned unit development permitted at a density of 12 units per acre.
4. This use is not permitted if any part of the proposed/existing building containing the use is within 1,000 feet of any school, public park, library, or religious or cultural activity; within 500 feet of any other sexually oriented business, escort agency, outcall service agency, or seminude dancing agency; within 600 feet of an agricultural or residential use or residential zoning boundary, beginning at the property line of such use.
5. Facility storage may not be used to conduct commercial business on site. A ministorage facility may include a caretaker's residence and areas for the outdoor storage of recreational vehicles (RVs) within a ministorage building project according to the following restrictions and standards:
 - a. Outdoor storage areas are for recreational vehicle storage only, e.g., boats, campers, trailers, jet skis, snowmobiles, automobiles.
 - b. Outdoor vehicle storage areas shall be located only at the rear of the project where vehicles will not be visible from any public streets.
 - c. Outdoor vehicle storage areas shall be designed so as not to block any driveways, accessways, or parking aisles within the project.
 - d. Outdoor vehicle storage areas must be surrounded by a 6 foot high masonry wall on the exterior boundaries of the ministorage project.
6. May require staff or planning commission review and approval. (See wireless telecommunication facilities section of this code.)
7. This use is not permitted if it does not meet the required distances from public or private schools, churches, public libraries, public playgrounds, or public parks as set forth in section [13.23.160](#) of this title.
8. The use is only permitted as a conditional use as long as the entire operation is contained within a stand alone single tenant office building.

9. The use is permitted only on properties comprising at least 4 contiguous acres and having access off a collector or arterial roadway. The use is not permitted if any part of the proposed/existing building is within 75 feet of any residential zoning boundary.
10. The use is not permitted if any opening (door, window, etc.) of the proposed/existing building containing the use is within 100 feet of a dwelling or probable location of a dwelling on existing residentially zoned property.
11. The use is permitted when constructed in conjunction with an approved master plan by the Planning and Zoning Commission. Master plan shall identify permitted residential densities and establish strategies to assure harmonious integration into the surrounding community.
12. Reference regulatory standards in the Special Use Standards section of this Code
13. Permitted in Historic Resources Overlay Zone.
14. Commercial land uses shall only be allowed as permitted otherwise in the zone.

Exhibit B: Chapter 13.11 SPECIAL USE STANDARDS:

13.11.010: ACCESSORY APARTMENTS, EXTENDED LIVING AREAS, AND GUESTHOUSES:

13.11.020: RESIDENTIAL ACCESSORY STRUCTURES:

13.11.030: ANIMALS (FARM AND HOUSEHOLD PETS):

13.11.040: HOME OCCUPATIONS:

13.11.050: MANUFACTURED HOMES:

13.11.060: MOBILE HOMES:

13.11.070: RESIDENTIAL FACILITY FOR ELDERLY PERSONS OR FOR PERSONS WITH A DISABILITY:

13.11.080: HALF PIPE RAMPS IN RESIDENTIAL DISTRICTS:

13.11.090: SWIMMING POOL REGULATIONS:

13.11.100: BED AND BREAKFAST FACILITY:

13.11.110: COMMERCIAL SCHOOLS (LOW IMPACT):

13.11.120: TEMPORARY/SPECIAL USES:

13.11.130: GARAGE SALES:

13.11.140: MODEL HOMES:

13.11.150: SEXUALLY ORIENTED BUSINESSES:

13.11.160: STANDARDS FOR CHURCH DEVELOPMENT IN ALL ZONES:

~~13.11.170: STREET VENDORS:~~

13.11.~~180~~170: FOOD TRUCKS/CATERING TRUCKS AND STREET VENDORS AS MOBILE BUSINESSES:

13.11.~~190~~180: NONDEPOSITORY INSTITUTIONS:

13.11.~~200~~190: SATELLITE DISHES/EARTH STATIONS:

13.11.~~210~~200: SOLAR EQUIPMENT:

13.11.~~220~~210: WIND CONVERSION:

13.11.~~230~~220: WIRELESS TELECOMMUNICATIONS FACILITIES:

13.11.~~240~~230: TOBACCO SPECIALTY BUSINESS:

13.11.~~250~~240: PUBLIC UTILITY STATION STRUCTURES:

13.11.030: ANIMALS (FARM AND HOUSEHOLD PETS):

A. Purpose: This section is established to provide regulations for animals within residential neighborhoods. Animal permits are not transferable and are subject to review upon substantiated and unresolved complaint.

B. Prior to the issuance of any animal permit, the applicant shall submit the following information:

1. A completed signed application and affidavit.
2. Appropriate fee.
3. A Site Plan showing the exact location of any required animal enclosure.
4. A photograph or illustration with measurements of the proposed animal enclosure.
5. Documentation that all household pets are vaccinated.
6. If required, documentation that all household pets are rendered sterile.

C. Farm Animals:

1. Designation Of Appropriate Zone Districts: Farm animals are allowed in any R-1 -40 residential district.
2. Ratio Of Animals To Lot Size For Farm Animals:
 - a. Large animals may be kept at a ratio of two (2) animals for each one acre of lot size (not less than 40,000 square feet).
 - b. Medium animals may be kept at a ratio of five (5) animals for each one acre of lot size (not less than 40,000 square feet).
 - c. Small animals may be kept at a ratio of fifty (50) animals for each one acre of lot size (not less than 40,000 square feet).
 - d. ~~Vietnamese potbellied pigs may be kept at a ratio of two (2) animals for each one acre of lot size (not less than 40,000 square feet). Maximum number of Vietnamese potbellied pigs shall be two (2) per residential lot. Vietnamese potbellied pigs may be permitted with a hobby permit issued by the city in those zones with the "A" designation, indicating allowance for farm animals and shall comply with all requirements of the hobby license provisions for Vietnamese potbellied pigs.~~

Vietnamese potbellied pigs may be permitted with a hobby permit issued by the city and shall comply with all requirements of the hobby license provisions for Vietnamese potbellied pigs. Vietnamese potbellied pigs may be kept at a ratio of one animal per 20,000 square feet, with a maximum of two (2) potbellied pigs per lot.

BD. Household Pets: No more than two (2) adults dogs ~~or~~ cats, ~~or ferrets~~ of ~~either any one~~ species and no more than a total of four (4) dogs, cats, ~~ferrets~~, or Vietnamese potbellied pigs, ~~or rabbits~~ in any combinations on a nonnuisance basis for family use only (noncommercial) are allowed. Exceptions are allowed only with approval of ~~a an administrative conditional use permit~~ for a fancier's permit, animal hobby permit, foster animal permit, dangerous animal permit, guard dog permit, exotic animal permit, and feral cat colony permit, and must comply with the provisions of section 8.12 of the Taylorsville code.

CE. Backyard Chickens: ~~Where permitted by subsection 13.07.020B of this title,~~ ~~P~~persons may keep backyard chickens on single-family owner occupied residential lots in accordance with the provisions of section 8.12.140 of the Taylorsville code.

DE. Outdoor Animal Domicile Structures: Partially enclosed and/or roofed structures, e.g., barns, corrals, cages, pens, coops, kennels, and runs, etc., are encouraged to be provided and maintained for all animals kept outdoors. Such structures shall be sited at the rear of the main dwelling and at least thirty feet (30') from neighboring dwellings and comply with all other setback and yard regulations for accessory structures. The facilities shall be placed in compliance with all animal regulations, noise and nuisance regulations, and Salt

Lake ~~Valley health department~~ County Health Department regulations and procedures, with the following exceptions:

1. All dog kennels and dog runs must be set back at least ten feet (10') from the property line and at least forty feet (40') from all neighboring dwellings.
2. For properties no less than 40,000 square feet ~~which have an "A" designation~~, the director may allow an outdoor animal domicile structure for farm animals to be constructed prior to construction of a main dwelling under the following conditions:

- a. The structure complies with all accessory structure setbacks, height, and size standards.
- b. The structure is in scale and character with other accessory buildings located within 0.50 mile of the property.
- c. That an agreement be recorded against the property that the structure will be relocated or removed as necessary to comply with setback standards upon additional development of the property, e.g., construction of the main dwelling, subdivision, etc. ~~In addition, a plot plan shall be submitted which indicates the location of the structure in relation to a future residence on the property, and this information also be provided within the agreement.~~

Note: This section applies only to those animal facilities placed outside the main dwelling unit. This regulation does not apply to any location within the interior of the home including the garage or other attached interior space.

3. All chicken coops must meet the setback requirements of section 8.12.140 of the Taylorsville code. (Ord. 12-15, 7-11-2012)

13.11.050: MANUFACTURED HOMES:

Manufactured homes are a permitted land use. All manufactured homes ~~placed in an R-1 zone~~ shall install a concrete foundation wall around the perimeter of the structure. Such structures shall also include a required two (2) car garage (attached or detached) prior to occupancy of the structure. (Ord. 12-15, 7-11-2012)

13.11.060: MOBILE HOMES:

No mobile home shall be placed, used, or occupied except within the Mobile Home (MH) zoning designation, approved mobile home subdivisions, mobile home communities, or mobile home sales lots. (Ord. 12-15, 7-11-2012)

13.11.080: HALF PIPE RAMPS IN RESIDENTIAL DISTRICTS:

A. Residential Zones: ~~Half pipe ramps are allowed only as specified in the respective land use matrix in section 13.07.020 of this title.~~ The following standards must be met:

1. Drawings: Drawings showing the scale, design, and materials of which the half pipe ramp is to be built. This is to evaluate the noise, vibration, and nuisance impact of the half pipe ramp.
2. Description: A written description of the materials and location of all screening to evaluate the half pipe ramp's impact upon and harmony with adjacent properties.

3. Lighting: A written description of the scale, location, and direction of all lighting.

4. Rules: A set of written rules which will govern the use and operation of the half pipe ramp.

5. Neighborhood Notification: The names and addresses of all property owners within three hundred feet (300') of the proposed half pipe ramp, proof that all such owners have been notified of the proposed half pipe ramp, have had an opportunity to comment, and a written statement indicating any comments received by the applicant from them.

6. Affidavit: A written statement that the owner has reviewed all laws, ordinances, and regulations related to half pipe ramp construction and use and a written agreement to comply therewith.

B. Development Standards:

1. Design: Every proposed half pipe ramp shall be of a scale and design and constructed of materials which will minimize noise, vibration, and other nuisance factors commonly associated with half pipe usage. Portions of the half pipe may be located below ground level, but in no case shall any portion of the half pipe ramp exceed six feet (6') in height above ground level, excluding handrails. Hours of operation shall be from eight o'clock (8:00) A.M. to eight o'clock (8:00) P.M. during standard time, and eight o'clock (8:00) A.M. to nine o'clock (9:00) P.M. during daylight saving time.

2. Screening: Walls, fences, hedges, trees, and other screen planting shall be installed sufficient to ensure harmony with adjacent properties and to conceal any unsightly development.

3. Lighting: Half pipe ramp lighting shall not be installed more than six feet (6') above ground level and shall be directed in such a manner as to not cause disturbance to neighboring residents.

4. Personal Use: No commercial or advertised use of the half pipe ramp shall be permitted, and no donations or contributions shall be solicited or received for use or attendance at half pipe ramp activities.

5. Rules: Written rules shall be adopted by property owners to ensure safe and reasonable use and operation of the half pipe ramp.

6. Agreement To Comply: Property owners shall review the laws, ordinances, and regulations related to half pipe ramp construction and use and have agreed to comply with such provisions.

7. Compliance To Codes: The proposed half pipe ramp shall comply with all pertinent sections of all applicable Building Codes and all zoning requirements, including side and rear yard setbacks and size regulations for accessory structures.

8. Penalty: It shall be a Class C misdemeanor for any owner of residential property upon which a half pipe ramp is located to permit the half pipe ramp to be used in violation of any ordinance of the City or any rule or regulation of the Salt Lake Valley Health Department, regardless of whether the property owner had knowledge of the actual violation. (Ord. 12-15, 7-11-2012)

13.11.100: BED AND BREAKFAST FACILITY:

This section is established to provide regulations and site standards for bed and breakfast facilities located

within residential Historic Resources Overlay Zones and in designated commercial districts ~~residentially-zoned districts~~ as may be allowed through the development review process. Bed and breakfast facilities may be allowed as specified in the respective land use matrices (sections 13.07.020 and 13.08.020 of this title) where the applicant can show evidence of compliance with outlined standards and procedures and where there are clearly minimal impacts on adjacent residential properties and neighborhoods.

A. Requirements For Approval: The Planning Commission may grant a conditional use for a bed and breakfast facility provided the requirements herein are met. The granting of a conditional use permit for a bed and breakfast facility shall not exempt the applicant from meeting other applicable ordinances, covenants, codes, or laws recognized by the City. The following preconditions and documentation are required:

1. A letter of application sworn before a notary public shall be provided by the owner(s) stating that such owner(s) or live-in residential manager will occupy the facility except for bona fide temporary absences.
2. Building plans or a floor plan ($\frac{1}{4}$ inch to the foot) showing the bed and breakfast facility shall be provided.
3. The conditional use permit may be revoked by the Planning Commission upon failure in compliance with the conditions precedent to the original approval of the permit or for any violations of this title occurring on the site for which the permit was approved. Prior to taking action concerning revocation of a conditional use permit, a meeting will be held by the granting authority. Notice of the meeting and the grounds for consideration of revocation shall be mailed to the permittee at least ten (10) days prior to the hearing.

B. Development Standards And Requirements For Bed And Breakfast Facilities:

1. The owner(s) of the property or live-in residential manager shall live within the facility except for bona fide temporary absences.
2. The location of a bed and breakfast facility shall have direct access to an arterial or collector through street. Said facility will typically be isolated somewhat from adjoining residential properties and will not unduly increase local traffic in the immediate neighborhood.
3. The location of a bed and breakfast facility shall be at least one-fourth ($\frac{1}{4}$) mile from any other similarly approved facility unless it is determined by the planning commission that extraordinary circumstances warrant a shorter distance.
4. In no case shall the parcel be less than one-fourth ($\frac{1}{4}$) acre in size unless it is determined by the planning commission that the site is architecturally or historically significant enough to justify a smaller parcel. The parcel shall also be of sufficient size to be in scale with the size of structures, the number of people using the facility, parking areas, open space areas, etc.
5. The bed and breakfast facility shall be designed or modified so that, to the degree reasonably feasible, the appearance of the structure remains as a residential dwelling. Where possible, unique architecture is encouraged in keeping with the local area.
6. Signage for a bed and breakfast facility shall be low key, identifying the name of the facility without any advertising copy. Natural materials are encouraged for sign construction and should be

architecturally compatible with the bed and breakfast facility. Sign size shall be no more than four (4) square feet.

7. The planning commission may require additional setbacks, buffering, landscaping, and natural setting to mitigate impacts on adjoining residential properties.

8. At least one off street parking space shall be provided for each guestroom in addition to needed parking for owners/employees of the facility.

9. The design and size of the bed and breakfast facility shall conform to all applicable standards in the fire, building, and health codes. The facility shall be licensed in conformance with all city ordinances.

10. If the bed and breakfast facility is located in the Historic Resources Overlay zone it must comply with all applicable standards of the Overlay zone as defined in this code.

11.~~10.~~ Any other appropriate or more stringent conditions deemed necessary for bed and breakfast facilities protecting public health, safety, welfare, and the residential character of the neighborhood may be required by the planning commission. (Ord. 12-15, 7-11-2012)

~~13.11.170: STREET VENDORS:~~

~~The following standards shall apply to all street vendors within the city:~~

~~A. Application: All street vendors shall complete an application and pay a special use fee. A written agreement or approval from the private property owner shall also be submitted.~~

~~B. Location Standards:~~

- ~~1. Exact location of proposed vending cart must be provided and must be within the appropriate zone districts identified in chapter 13.08 of this title. If additional locations are desired, the applicant must also submit the required information for each location. Each site will be evaluated on its own merits.~~
- ~~2. A site plan shall be submitted showing the size of the cart and the area wherein the activity will be conducted.~~
- ~~3. Location must not be on public property and/or hinder the free flow of pedestrian and other traffic in the area. Customer service area(s) shall not be located on landscaping or areas required to be landscaped. Permittee must maintain clear, continuous sidewalk width of no less than four feet (4').~~
- ~~4. Must not be located within:~~
 - ~~a. Sixty feet (60') from any intersection or twenty feet (20') from any driveway;~~
 - ~~b. Ten feet (10') from any parking lot aisle;~~
 - ~~c. Ten feet (10') of any bus or transit stop;~~
 - ~~d. Ten feet (10') from any handicap parking space or access ramp;~~
 - ~~e. Twenty five feet (25') of any business entrance or display window;~~
 - ~~f. One thousand feet (1,000') from any restaurant entrance or like business;~~

~~g. Five hundred feet (500') from any other vending cart or like business, and~~

~~h. Two hundred feet (200') from any residential property.~~

~~i. A landscaped surface or an area required to be landscaped.~~

~~5. The applicant shall comply with regulations for a temporary use permit. (Ord. 12-26, 10-17-2012)~~

~~C. Cart Design Standards:~~

~~1. Umbrellas or canopies shall be a minimum of seven feet (7') and a maximum of ten feet (10') above the sidewalk if they extend beyond the edge of the cart.~~

~~2. Umbrellas or canopies shall not exceed sixty (60) square feet in area.~~

~~3. The mobile device or pusheart shall not exceed three feet (3') in width and eight feet (8') in length, including the hitch.~~

~~4. The height of the mobile device or pusheart, excluding canopies, umbrellas, or transparent enclosures, shall not exceed five feet (5').~~

~~5. The mobile device or pusheart shall be on wheels and of sufficiently lightweight construction that it can be moved from place to place by one adult person without auxiliary power. The device or cart shall not be motorized so as to move on its own power.~~

~~6. Signage shall be allowed as part of the design of the cart itself or upon the canopy or umbrella.~~

~~D. Operation Standards:~~

~~1. Submit normal hours and schedule of operation.~~

~~2. Submit a plan to mitigate possible odors and other public nuisances.~~

~~3. Submit a sanitation plan to ensure the cleanliness of the area within a fifty foot (50') radius of the approved location. This shall include providing a trash receptacle and cleaning the area of all trash and debris before the close of business each day. Sanitary facilities shall be available for waste disposal for protection of community health and safety (may be required to provide approval letter from adjacent business owner for use of restroom facilities).~~

~~4. Display business license in a visible location on the mobile device or pusheart.~~

~~5. Submit a detailed list of items to be sold. Items that may be sold include things such as: food for immediate consumption (including beverages), inflated balloons, fresh cut flowers, periodicals, and apparel.~~

~~E. Business License: Submit application for a business license with the city and comply with all requirements to obtain a license.~~

~~F. Health Department: Comply with all regulations from the Salt Lake Valley health department concerning food carts, mobile food units, and shaved ice stands. Must provide a letter from the health department stating that the vending cart is approved for food preparation.~~

~~G. Other: Comply with all applicable fire regulations.~~

~~H. Obstruction Of Sidewalk: Obey any lawful order of a law enforcement officer to move temporarily to a different location to avoid congestion or obstruction of the sidewalk or to remove the vending cart entirely from the sidewalk, if necessary.~~

~~I. Review Of Impacts: This special use may be reviewed by staff to determine if any detrimental impacts and effects have been mitigated or eliminated to comply with the above regulations. (Ord. 12-15, 7-11-2012)~~

13.11.170 FOOD TRUCKS/CATERING TRUCKS AND STREET VENDORS AS MOBILE BUSINESSES

A. Purpose: This section is established to provide regulation and design standards for permitted mobile businesses in commercial or industrial land use areas, except as otherwise allowed herein. These regulations are designed to expand the opportunity of various types of temporary mobile businesses in the City, while guiding them to appropriate locations, and ensuring they are conducted safely and in harmony with the surrounding land uses.

B. General Requirements: The following requirements must be met for all mobile businesses. Provisions found in this section shall not apply to other uses identified as "temporary use" that are specifically regulated in this Title.

1. No person shall operate a mobile business without obtaining a business license from the City of Taylorsville in accordance with this Title. Licenses will expire on the earliest date of expiration of the required health or safety inspections, or one (1) year from the date of issuance.

2. No alcohol shall be provided/sold by a mobile business.

3. Mobile businesses shall be allowed to operate on property within all commercial or industrial land use areas, in accordance with the provisions of this section. Each business shall abide by the following:

a. Property owner consent is required for every location a mobile business or street vendor desires to operate.

b. Acceptable space shall be available for any off-street parking and traffic circulation generated by the uses. The location and use of a site may not interfere with the existing parking demand and circulation of the surrounding development.

c. Prior to operating a food truck or street vending business on a vacant lot (where there is no current licensed business with a permanent structure on-site) the improvements outlined within this Title for Temporary Uses are required.

d. If a mobile business will operate more than 10 hours a week at the same private property location a Site Plan submission to the City of Taylorsville will be required. The Site Plan shall include parking, traffic circulation patterns, pedestrian access, right-of-way, restroom facilities, distances between adjacent property owners and other materials deemed applicable by the Director for review.

4. Food trucks and street vendors may be allowed to operate in the public right-of-way in accordance with the provisions in this section and with written authorization from the City of Taylorsville or any other governmental agency with jurisdiction over the right-of way. Authorization from UDOT will be required as part of the City review process for any mobile food business operating within a UDOT right-of-way. Each business seeking to operate within the public right-of-way shall abide by the following conditions and requirements.

a. A Special Events Permit must be obtained from the City to operate a business in the right-of way. Said permission may be granted if an applicant can demonstrate compliance with the regulations in this section.

b. Mobile food businesses shall obey all on-street parking and traffic regulations as stated in State statute and/or City ordinances.

c. Parking on a sidewalk, park strip, or other landscaped area is not allowed.

d. Mobile food businesses utilizing parking space within the public right-of-way shall park only in parallel parking spaces. Mobile food businesses must be parked so that neither the vehicle nor the customers interfere with public access to adjacent parking stalls or to driveways or entrances of existing buildings or uses.

e. The operator shall locate the vending window facing the sidewalk or on private property unless the roadway has been closed to vehicular traffic for a public event.

f. No mobile food business shall create a parking issue for the surrounding primary uses.

g. No sales shall be made to any person standing in a roadway unless the roadway has been closed to vehicular traffic for a public event.

h. Mobile food businesses shall not operate on public streets where the speed limit exceeds thirty-five (35) miles per hour, unless the roadway has been closed to vehicular traffic for a public event, nor locations that are otherwise deemed hazardous by the City Engineer.

i. When locating on public property, each applicant for a license or renewal under this Chapter shall submit, with the application, a certificate of insurance executed by an insurance company or association authorized to transact business in this state, showing that there is in full force and effect, for the full term of the license, general liability insurance in the amount not less than two hundred thousand dollars (\$200,000) for personal injury to each person, five hundred thousand dollars (\$500,000) for each occurrence, and five hundred thousand (\$500,000) for each occurrence involving property damage; or a single limit policy of not less than five hundred thousand dollars (\$500,000) covering all claims per occurrence. Such policy or policies shall also include coverage of all motor vehicles used in connection with applicant's business and the coverage shall be primary. A. current certificate of insurance shall be kept on file with the Business License Administrator at all times that applicant is licensed by the City verifying such continuing coverage and naming Taylorsville City, its officers, officials, and employees as additional insureds. The certificate shall contain a statement that the City will be given written notification at least thirty (30) days prior to cancellation or material change in the coverage. Cancellation shall constitute grounds for suspensions or revocation of the license issued hereunder unless another insurance policy complying herewith is provided and is in effect at the time. In the case of a mobile food court, a certificate of insurance would be required for each vehicle.

j. A signed statement that the licensee shall hold the City and its officers and employees harmless from any and all liability and shall indemnify the City and its officers and employees from any claims for damage to property or injury to persons arising from any activity carried on under the terms of the license.

5. It shall be unlawful for any mobile food business to operate adjacent to or in a public park, or in an OS Zone, without a Special Events Permit from the City of Taylorsville. Authorization does not supersede or replace the requirement that the business obtain a Taylorsville City business license.

6. The business shall ensure that its use of the right-of-way, including the sidewalk, in no way interferes with or limits sidewalk users' free and unobstructed passage. Vendor must maintain clear, continuous sidewalk width of no less than four (4) feet.

7. Must not be located within:

- a. Ten (10) feet of any fire hydrant;
- b. Ten (10) feet of any bus or transit stop;
- c. Ten (10) feet or one stall away from any handicap parking space or access ramp;
- d. Ten (10) feet from any curb cut;
- e. Ten (10) feet from any other mobile food business or street vendor;
- f. Thirty (30) feet from any intersection or driveway; and

8. The business license, fire inspection certificate, and health department inspection must be displayed in a visible location on the vehicle, trailer, or cart. The vehicle, trailer, or cart must also have the license plate, proof of insurance coverage, safety inspection, and vehicular registration.

9. The business may operate from several locations (both public and private) within the city under the same business license.

10. All business activity related to mobile food businesses shall be of a temporary nature, the duration of which shall not extend for more than twelve (12) hours within any twenty-four (24) hour period at any one location, unless the Director approves a longer time on either public or private property. All vehicles, trailers, or carts must be removed from the public right-of-way or private property at the close of each business day. The hours of operation shall be restricted to 7 am to 10 pm, unless approved by the Director if one or more of the following conditions are met:

- a. The extended hours are part of an approved special event.
- b. The location is a site that contains a business that has been approved for extended hours.

11. The business shall not have or operate as a drive-thru.

12. The mobile food vehicle, trailer, or cart shall be kept in a good operating condition and no peeling paint or rust shall be visible.

13. Any auxiliary power required for the operation of the mobile food business shall be self-contained. The use of power or water located in private property is not allowed, unless the property owner grants permission.

14. It is illegal to discharge or dispose of any substance, material, food, or waste into the storm drain system.

15. All garbage or other refuse generated from a mobile food business shall be disposed of properly. All grounds utilized by a mobile food business shall at all times be maintained in a clean and attractive condition. Trash containers shall be provided for use of the business patrons. The mobile food business shall be responsible for cleaning up litter dropped or discarded prior to leaving the location.

16. Signage shall be allowed as part of the design of the vehicle, trailer, or cart itself or upon the canopy or umbrella. One menu board A-frame sign may be used with a maximum size of 3' x 4'. Signs shall not block or impede pedestrian traffic.

17. Professional or personal services shall not be provided from a mobile food business or street vendor.

18. All vendors are subject to the Taylorsville City Sales Tax for goods sold within the boundaries of the City. Vendors shall be required to keep accurate records of daily sales that occur within the City limits. Taylorsville City reserves the right to audit sales records. Failure to keep accurate records may result in revocation of the Taylorsville City business license.

C. Mobile food businesses shall comply with the following design and operational requirements:

1. Any canopy extensions must be integrated into the design of the mobile food business vehicle and must not project onto or over the public sidewalk or any other part of the public right-of-way in a way that impedes pedestrian passage or is lower than seven (7) feet measured from the lowest portion of the canopy to the sidewalk or ground surface. Walled enclosures, whether hard or soft, are not authorized. Chairs and tables are not allowed in the public right-of-way.

2. Licensees/owners will ensure their business vehicles are at all times in compliance with all applicable laws or ordinances regulating motor vehicles.

D. Street vendor carts shall comply with the following design standards:

1. Umbrellas or canopies shall be a minimum of seven (7) feet and a maximum of ten (10) feet above the sidewalk if they extend beyond the edge of the cart.

2. Umbrellas or canopies shall not exceed one hundred (100) square feet in area.

3. The cart shall not exceed three and one-half (3.5) feet in width and eight (8) feet in length, including the hitch. The height of the mobile device or push cart, excluding canopies, umbrellas, or transparent enclosures, shall not exceed five (5) feet.

E. The restrictions of this Chapter notwithstanding, nothing herein shall prohibit the City from authorizing mobile food businesses other than those licensed under this section, to conduct concurrent vending operations within the public right-of-way, or such other areas as the City may deem appropriate, during special events. The special event vendors shall still be governed by this section, except as specifically provided otherwise by the special event permit or such other ordinance, policy, or executive order as may be applicable. However, as long as the public right-of-way remains open to the general public, such authorization or special event vendors shall not require removal of a permittee under this section from operating within an otherwise lawfully occupied location of a mutually acceptable adjacent alternative location during such special event, unless otherwise provided under City ordinances. If the City is closing a public right-of-way to general access, either partially or fully, in order to accommodate a special event, a mobile food business may not access that right-of-way unless specifically authorized by the City.

F. Failure to comply with the requirements of this section shall be grounds for denial, suspension or revocation of a business license as described in this Title. Failure to comply may result in the suspension or revocation of a business license, and is a class B misdemeanor.

13.11.180: FOOD TRUCKS/CATERING TRUCKS AS MOBILE BUSINESSES

~~The following standards shall apply to all food trucks/catering trucks as mobile businesses within the city:~~

~~A. General Restrictions And Location Standards:~~

~~1. Location must not hinder the free flow of pedestrian and other traffic in the area. Permittee must maintain clear, continuous sidewalk width of no less than four feet (4'). Food trucks/catering trucks may be located on public property or rights of way only with the consent of the city of Taylorsville for community events sanctioned by the city.~~

~~2. Operators of food trucks/catering trucks are restricted to the regional commercial (RC), community commercial (CC), and the mixed use (MU) zone districts. Food trucks/catering trucks may be located within open space (OS) zoning districts with the consent of the city of Taylorsville for community events sanctioned by the city.~~

~~3. Operations must not be located within:~~

~~a. Sixty feet (60') from any intersection or twenty feet (20') from any driveway;~~

~~b. Ten feet (10') of any bus or transit stop;~~

e. Ten feet (10') from any handicap parking space or access ramp;

d. Twenty-five feet (25') of any business entrance or display window; and

e. One thousand feet (1,000') from any restaurant entrance or like business except for community events sanctioned by the city.

4. Food trucks/catering trucks operations shall be of a temporary nature, the duration of which shall not extend for more than two (2) consecutive hours at any one premises or location except community events sanctioned by the city.

5. Food trucks/catering trucks operations activity shall not take place on the premises of a third party without first receiving permission from the property owner.

6. A food truck/catering truck as a mobile business shall not provide professional or personal services from within a vehicle.

7. As part of the business license approval process, a food truck/catering truck as a mobile business shall provide the city with a description of its service area and/or route area.

8. A food truck/catering truck as a mobile business shall conform to all other applicable provisions of this title and other applicable regulations.

9. A parked food truck/catering truck as a mobile business shall conform to all requirements in the city's idling ordinances.

10. The applicant shall comply with regulations for a temporary use permit.

11. Food trucks/catering trucks participating in a community event sanctioned by the city may operate under the community events umbrella license and not be required to obtain an individual license provided that the food truck/catering truck meets all other provisions of this section.

B. Operation Standards:

1. Submit normal hours and schedule of operation.

2. Submit a plan to mitigate possible odors and other public nuisances.

3. Submit a sanitation plan to ensure the cleanliness of the area within a fifty foot (50') radius of the approved location. This shall include providing a trash receptacle and cleaning the area of all trash and debris before the close of business each day. Sanitary facilities shall be available for waste disposal for protection of community health and safety (may be required to provide approval letter from adjacent business owner for use of restroom facilities).

4. Display business license in a visible location on the vehicle.

5. Submit a detailed list of items to be sold. Items that may be sold include things such as: food for immediate consumption (including beverages), inflated balloons, fresh cut flowers, periodicals and apparel.

C. Restrictions Related To Home Occupation Permits:

1. Food Trucks/Catering Trucks Which Operate With A Taylorsville Home Occupation Conditional Use Permit In Residential Districts For Food Preparation Only: The following additional restrictions shall apply to food trucks/catering trucks conducting business within residential districts:

a. Food sales are not allowed in residential districts;

b. No more than four (4) employees of the business may be employed on the customer's premises at any one time;

~~e. No signage shall be used to advertise the conduct of the mobile business at the premises where the business activity is being conducted other than signage on the mobile business vehicle;~~

~~d. No equipment shall be stored in a yard or in an accessory structure, including an attached garage;~~

~~e. Business activities that are offensive or noxious by reason of emission of odor, smoke, gas, vibration, magnetic interference, or noise are prohibited; and~~

~~f. Vehicle drive train repair is prohibited.~~

~~D. Business License: Submit application for a business license with the city and comply with all requirements to obtain a license.~~

~~E. Health Department: Comply with all regulations from the Salt Lake Valley health department concerning food carts, mobile food units, and shaved ice stands. Must provide a letter from the health department stating that the vehicle is approved for food preparation.~~

~~F. Other: Comply with all applicable fire regulations.~~

~~G. Obstruction Of Sidewalk: Obey any lawful order of a law enforcement officer to move temporarily to a different location to avoid congestion or obstruction of the sidewalk or to remove the vehicle, if necessary.~~

~~This special use may be reviewed by staff to determine if any detrimental impacts and effects have been mitigated or eliminated to comply with the above regulations. (Ord. 13-21, 9-4-2013)~~

13.11.~~190180~~: NONDEPOSITORY INSTITUTIONS:

*Section Number Change Only

13.11.~~190200~~: SATELLITE DISHES/EARTH STATIONS:

A. Scope And Applicability: Earth station regulations shall apply to earth stations with a dish diameter over four feet (4') in size.

B. Location:

1. Residential Districts: Location of earth stations over four feet (4') in diameter in residential districts:

a. Ground Mounted In All Residential Districts:

(1) Maximum Height: Maximum height from grade to the top of the dish shall be twelve feet (12'). Any ground mounted earth station with a height exceeding twelve feet (12') shall be allowed only with ~~an~~ non-administrative conditional use approval. The overall height of the structure shall not exceed the maximum height limits established within the zone in which the earth station is to be located.

(2) Number Per Lot: A maximum of one earth station structure shall exist at any one time on any residentially zoned property.

(3) Front Yard: Not allowed.

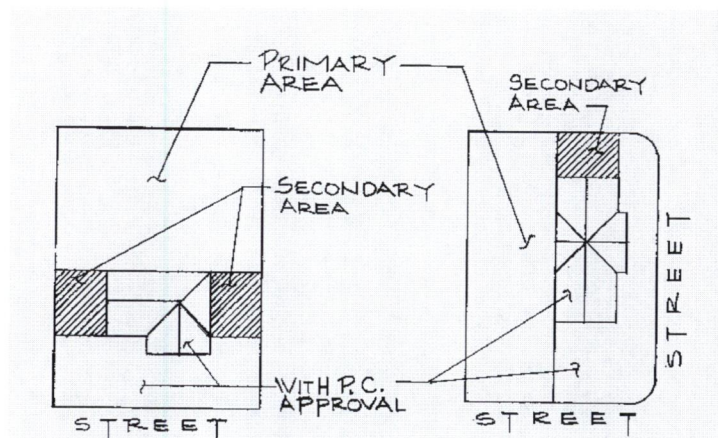
(4) Rear And Side Yards: Earth stations shall be located in rear yards, where possible. If rear yards are not acceptable for proper reception of signals, the earth station may be located in either side yard and screened properly.

(5) Corner Lots: On corner lots, an earth station may be situated to the rear of the main dwelling and within the area between the main building and street when approved as ~~an~~ non-administrative conditional use.

(6) Easements, Rights Of Way: No earth station shall be located on any legally recorded public utility easement right of way.

(7) Multi-Family: One earth station shall be allowed per building. A second earth station may be allowed as ~~an~~ non-administrative conditional use approval.

FIGURE 5
GROUND STATION LOCATIONS IN
MULTI-FAMILY DEVELOPMENTS



b. Roof Mounted In All Residential Zones:

(1) Approval: If the rear and side yards are deemed unacceptable for suitable signal reception, then roof mounted earth stations may be permitted with non-administrative conditional use review and approval. Such roof installations ~~must meet~~ may be permitted by the director under the following criteria:

(A) Roof mounted earth stations shall be mounted directly upon the roof of a primary structure and shall not be mounted upon appurtenances such as chimneys, towers, trees, poles, or spires.

(B) ~~An earth station shall not exceed a height determined appropriate by the director.~~ The height of the structure shall not exceed the maximum height limits established within the zone in which the earth station is to be located.

(C) Evidence of wind loading and structural safety of the earth station shall be provided to the Planning Commission ~~director~~ by the applicants.

(D) An earth station mounted on a roof shall be located on the portion of the roof which is oriented to the rear yard rather than located on the portion of the roof visible from the street.

(E) Other criteria as deemed appropriate by the ~~director~~ Planning Commission.

2. Commercial And Industrial Districts: Location of earth stations over four feet (4') in diameter in commercial and industrial districts:

a. Ground Mounted In Commercial And Industrial Districts:

(1) Maximum Height: Maximum height from grade to the top of the dish shall be fifteen feet (15'). Any earth station with a height exceeding fifteen feet (15') shall be allowed only with ~~an~~ non- administrative conditional use approval.

(2) Number Allowed: Two (2) earth station structures shall be permitted at any one time per separate commercial or industrial business, unless approved by the Planning Commission. More than two (2) earth stations may be permitted with an administrative conditional use approval.

(3) Advertising: No earth station shall display lettering or numbers for advertising purposes.

(4) Rear And Side Yards: An earth station in any commercial or industrial district shall be located in the rear or side yard area, if possible.

(5) Front Yards: Not allowed.

(6) Easements, Rights Of Way: No earth station shall be located on any legally recorded public utility easement or right of way.

b. Roof Mounted In All Commercial And Industrial Zones:

(1) Approval: If the front, rear, and side yards are deemed unacceptable for suitable signal reception or pose a negative aesthetic or neighborhood impact, then roof mounted earth stations may be permitted with ~~an~~ non- administrative conditional use review and approval. Such roof installations may be permitted under the following criteria:

(A) Roof mounted earth stations shall be mounted directly upon the roof of a primary structure and shall not be mounted upon appurtenances such as chimneys, towers, trees, poles which exceed the minimum height of mast required to mount the antennas to the roof, spires, or similar structures.

(B) The height of a roof mounted earth station located in any commercial or industrial district shall not exceed twelve feet (12') above the highest point of the roof upon which the structure is located. Height increases over twelve feet (12') may be approved by the planning commission as deemed appropriate. The roof mounted earth station shall not exceed the maximum height limits established within the zone in which the earth station is to be located.

(C) Other criteria as deemed appropriate by the ~~director~~ Planning Commission.

(D) All roof mounted earth stations shall be screened from view from adjacent streets and properties in the same manner as is required of all other roof mounted equipment in this code. Said station shall not significantly change the architectural character of the structure. (Ord. 12-15, 7-11-2012)

13.11.210200: SOLAR EQUIPMENT:

These regulations shall apply to all solar heating developments, private or public, to the extent that design review is not preempted by state or federal law.

A. Review And Standards: All applications for building permits for structures with solar installations shall be forwarded to the community development department for review and approval. The proposed installation will be reviewed to assure compliance with the following standards:

1. Reflection Of Sunlight: Collectors shall not reflect sunlight into neighboring windows.
2. Height: The installation shall extend no higher than roof ridgeline, or on a flat roof, a parapet wall.
3. Installation:
 - a. Residential installation shall stand no more than two feet (2') above the surface of the roof.
 - b. Commercial installation shall stand no more than five feet (5') above the surface of the roof and must be properly screened.
4. Color: The color of collector frames shall be compatible with the roof.
5. Piping: The piping shall blend with the surface to which it is attached.
6. Measures To Conceal Visibility: The ends of the panel arrays shall be covered and mounting brackets shall blend with the roof and not be visible from the front yard.

B. Administrative Review: ~~At the time of the meeting, the~~ The applicant shall provide the following documentation for building permit review:

1. Site plan.
2. Drawings showing existing building elevations.
3. Landscaping and screening plans.
4. The kind, color, and texture of materials to be used.
5. Any other pertinent information determined to be necessary by the director.

~~C. Director Review: The director shall approve, approve with conditions, or deny the development or structure.~~
(Ord. 12-15, 7-11-2012)

13.11.~~220210~~: WIND CONVERSION:

*Section Number Change Only

13.11.~~230220~~: WIRELESS TELECOMMUNICATIONS FACILITIES:

*Section Number Change Only

13.11.~~240230~~: TOBACCO SPECIALTY BUSINESS:

*Section Number Change Only

13.11.~~250240~~: PUBLIC UTILITY STATION STRUCTURES:

*Section Number Change Only

Exhibit C: Definitions:

A Definitions:

ALCOHOLIC BEVERAGE ESTABLISHMENTS AND LICENCES:

Bar Establishment License: A type of liquor license for "adult only" social drinking, i.e. bars, nightclubs, cabarets etc. A bar establishment license allows the storage, sale, service, and consumption of alcoholic beverages on the premises. Bar Establishment Licenses may be located in equity and/or fraternal clubs which require memberships. Minors are prohibited on the premises of the lounge or bar area of any fraternal or equity club or in a bar or nightclub. Alcohol beverage service in a bar does not require that you order food, though food must be available. Bars may sell all types of alcohol - liquor, wine, flavored malt beverages, heavy beer, and beer may be served from 10:00 a.m. to 1:00 a.m.

Dining Clubs: A dining club license allows the sale, storage, service, and consumption of alcoholic beverages (liquor, wine, heavy beer, and beer) on the premises of an establishment that maintains at least fifty percent (50%) of their club business from the sale of food, has a portion of the premises used for a dining area, and maintains adequate culinary facilities to serve full meals.

Equity Clubs: An equity club license allows the sale, storage, service, and consumption of alcoholic beverages (liquor, wine, heavy beer, and beer) on the premises of an establishment that provides at least fifty percent (50%) of members with full voting rights, limits access to members or their guests, and in which members have a share in the equity of the club. A country club is an example of an equity club.

Fraternal Clubs: A fraternal club license allows the sale, storage, service, and consumption of alcoholic beverages (liquor, wine, heavy beer, and beer) on the premises of an establishment that has a lodge system of governance, owns or leases a space for lodge activities, and exists solely for the lawful social, intellectual, education, charitable, benevolent moral, fraternal, patriotic, or religious purpose for the benefit of its members or the public.

Hotel Alcohol License: A license that allows a hotel to have three or more "sublicenses" within its premises boundaries.

Off Premise Beer Retailer License: A license that entitles the licensee to sell beer in the original container for consumption off the premises.

On Premises Banquet And Catering License: A license that allows the storage, sale, service, and consumption of liquor, wine, heavy beer, and beer for contracted banquet activities on the premises of a hotel, resort facility, sports center, or convention center. It also allows for room service in hotels and resorts.

On Premises Beer Retailer - Recreation: Any business establishment that sells beer (not liquor) to public patrons for consumption on the premises. These establishments must maintain at least seventy percent (70%) gross revenue from the business directly related to a recreational amenity on or directly adjoining the establishment (the 70 percent may include food sales). Taverns are licensed as a separate category of on premises beer retailers. (See definition of Alcoholic Beverage Establishments: Tavern.) A license that allows the sale of beer at retail for on-premise consumption for establishments that are tied to a "recreational amenity". The "recreational amenity" must be on or adjoining the beer retailer's business.

Package Agency License: A license to operate a liquor stores that offers a modest selection of products. They may be located in hotels, in a winery, distillery, or brewery, or in other limited situations as permitted by the state. These businesses operate on a contract basis with the department of alcoholic beverage control.

Reception Center License: A reception center license allows the storage, sale, service, and consumption of liquor, wine, heavy beer, and beer for private banquet or event functions on the premises of smaller venues that want to sell, offer for sale, or furnish alcohol on their premises. The reception center must be at least 5000

square feet and have culinary facilities on the premises, or under the control of the center, which is adequate to prepare full meals. Its primary purpose must be leasing its facility to a third party for their private event. Alcoholic beverages at a Reception Center may be sold on any day from 10 a.m. until 1 a.m.

Restaurant – Beer Only License: A license that permits the storage, sale, service, and consumption of 3.2% beer on the premises of a restaurant that is engaged primarily in serving meals to the general public. Patrons may only purchase beer in conjunction with an order for food that is prepared, sold and served at the restaurant. Each restaurant must maintain at least 70% of its total restaurant business from the sale of food.

Restaurant - Full Service License: ~~Licenses are issued for~~ A license that permits the storage, sale, service, and consumption of alcoholic beverages on the premises of a restaurant that is engaged primarily in serving meals to the general public. Patrons may only purchase alcoholic beverages in conjunction with an order of food that is prepared, sold, and served at the restaurant. Each restaurant must maintain at least seventy percent (70%) of its total restaurant business from the sale of food.

Restaurant - Limited Service License: ~~Licenses are issued for~~ A license that permits the storage, sale, service, and consumption of wine, heavy beer, and beer on the premises of a restaurant that is engaged primarily in serving meals to the general public. Patrons may only purchase alcoholic beverages in conjunction with an order of food that is prepared, sold, and served at the restaurant. Each restaurant must maintain at least seventy percent (70%) of its total restaurant business from the sale of food.

~~Social Clubs: A social club license allows the sale, storage, service, and consumption of alcoholic beverages (liquor, wine, heavy beer, and beer) on the premises of an establishment that does not qualify as an equity, fraternal, or dining club, such as a social drinking club that does less than fifty percent (50%) of its business from the sale of food.~~

Single Event Permit: Single event permits are available for a group that wants to sell liquor, wine, beer or heavy beer (over 3.2%) at a temporary event. These are available to a bona fide partnership, corporation, limited liability company, church, political organization, or incorporated association or to a recognized subordinate lodge, chapter or other local unit thereof that is conducting a civic or community enterprise or convention. The organization must have been in existence as a bona fide organization for at least one year prior to the date of application. The permit allows for cash bars and the sale of alcoholic beverages to the general public, or to the organization's own invited guests for the duration of the event. Permits are issued by the DABC Director contingent on review of the Alcoholic Beverage Control Commission. To ensure adequate processing and approval, complete applications should be submitted 30 days prior to the event. Applications submitted outside of these guidelines risk non-issuance of a permit. Additionally, Due to statutory restrictions, applications received less than 7 business days prior to the event will not be considered. (When counting days, realize that there must be seven business days between the day the application is received and the date of the event).

Special Use Permit: Special use permits are issued for the purchase, sale, storage, use, consumption, or manufacture of alcoholic products in limited types and quantities, and for limited purposes. Permits may be granted as follows: Religious wine permits to religious organizations, Industrial or manufacturing use permits to persons or organizations involved in industrial or manufacturing pursuits, Scientific or educational use permits to persons or organizations involved in scientific or educational pursuits, and Public service permits to operators of airlines, railroads or other public conveyances

Temporary Beer Event Permit: Temporary beer event permits for the sale of beer (3.2%) are issued by the Alcoholic Beverage Control Commission for on-premise consumption at a temporary event that does not last longer than 30 days. Permits are issued by the DABC Director contingent on review of the Alcoholic Beverage Control Commission. To ensure adequate processing and approval, complete applications should be submitted 30 days prior to the event. Applications submitted outside of these guidelines risk non-issuance of a permit.

Additionally, due to statutory restrictions, applications received less than 7 business days prior to the event will not be considered.

State Liquor Store: A State operated establishment that sells packaged liquor, wine, and heavy beer (over 3.2%) for consumption off the premises.

Tavern: Includes establishments where beer is sold on the premises such as beer bars, parlors, lounges, eabarets, and nightelubs, or any other establishment where the gross revenue from recreational amenities (which may include food sales) is less than seventy percent (70%) although food need not be sold in such establishments.

F Definitions:

Flea market: a market, indoors or out of doors, where any person or aggregation, congregation, or assembly of vendors offer for sale, trade, or barter any goods, regardless of whether they are new or used, from individual locations, with each location being operated independently from the other locations. The term does not include the outside display of merchandise as an incidental part of retail activities regularly conducted from a permanent building on sidewalks or other areas immediately adjacent to, and upon the same lot as, such building. The term also does not include merchandise sold at temporary events such as farmers markets, festivals, or other special events at which the display and sale of merchandise is incidental to the primary cultural, informational or recreational activity.

G Definitions:

Garage Sale: any sale, open to the public, conducted from or on a premises in any residential zone for the purpose of disposing of personal property and lasting no longer than three consecutive days.

H Definitions:

HOTEL: An establishment providing, for a fee, sleeping accommodations and customary lodging services including maid service, the furnishing and upkeep of furniture and bed linens, telephone and desk service. Related ancillary uses may include, but not be limited to, conference and meeting rooms, restaurants, lounge, retail, and recreational facilities.

M Definitions:

Mixed Use Structure: a building which comprises a mixture of two or more land uses within a single building. Buildings in this definition include mixed use commercial/residential, mixed use commercial/office, and mixed use office/residential with the commercial and office uses being located on the ground floor with one or more stories of residential or office above.

S Definitions:

Secondhand Goods Store: any business which is engaged in the purchase, barter, exchange, or sale of any secondhand merchandise or which deals in secondhand goods, excluding businesses dealing in used motor vehicles and trailers and pawn shops. Typical businesses in this definition are thrift stores, used clothing stores, etc.